

CALIFORNIA COASTAL COMMISSION
LCP PLANNING
GRANT APPLICATION FORM
NOVEMBER 22, 2013

APPLICANT INFORMATION

Applicant name (organization): City of Goleta

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

PROJECT INFORMATION

Project title: City of Goleta Local Coastal Program

LCP/ LCP Segment: City of Goleta

Project location: City / Geographic area: City of Goleta

County: Santa Barbara

Project timeline: Start date: April 30, 2014

End date: April 30, 2016

SECTION 1. PROJECT DESCRIPTION

1.A Goals and Objectives

The City of Goleta was incorporated February 1, 2002 in recognition of the City's desire to shape its own future. As a young City, Goleta is at a critical juncture where decisions are being made concerning future growth and quality of life that attracts people to the area. At this critical juncture, the City is working to develop fundamental planning tools in response to the community's desire for control over future growth of the City. At this point, the City is one of the few remaining coastal areas in the State without a Local Coastal Program (LCP). Goleta's recently adopted General Plan was prepared to also serve as the Coastal Land Use Plan portion of Goleta's LCP, hence its title "General Plan/Coastal Land Use Plan." However, the City has yet to produce a comprehensive LCP.

The ultimate goal of the City of Goleta Local Coastal Program Project is certification of an LCP that will result in the City assuming decision-making authority for coastal development permits in its coastal zone (with the exception of areas of retained jurisdiction by the California Coastal Commission). A certified LCP will be another major step in the City's efforts toward achieving our original vision of shaping our own future, including but not limited to protecting our coastal resources. This vision is influenced by sea-level rise and climate change and must be addressed as part of the LCP planning process.

Goleta's coastal area includes the City's entire Pacific shoreline, a large coastal resort, a golf course, and oil and gas processing facilities, oil piers and wells, residential uses, commercial uses, industrial areas, as well as open lands and resources such as the Ellwood Mesa/Sperling Preserve, Devereux Creek, and two coastal estuaries at Bell and Tecolote creeks. These open space areas are recognized as essential to the community's overall attractiveness and quality of life. The LCP and subsequent implementing actions will further the objectives set forth in the General Plan/Coastal Land Use Plan: protection and preservation of significant environmental values and resources in a natural condition; identification of appropriate locations for active and passive recreation, including public access and coastal dependent recreation; prohibiting encroachment by land uses that would compromise the integrity of our coastal area; and preservation of scenic coastal views.

The City's General Plan/Coastal Land Use Plan includes seven elements that are intended to meet the requirements of the Coastal Act. These elements include the: Land Use Element, Open Space Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, and Public Facilities Element. While each of these elements includes policies and objectives that are essential to translating the Coastal Act policies into reality, the Conservation Element is the heart of the Goleta General Plan/Coastal Land Use Plan and demonstrates the desire of both our decision makers and community to balance future growth with a strong sense of natural resource protection.

To demonstrate this point, the Conservation Element includes objectives pertaining to the vitality, protection and preservation of the City's coastal area and its associated habitats. Fifteen policies and objectives are included in the Conservation Element and guide future functions of and/or uses in environmentally sensitive habitats, creeks, wetlands, special status species, marine habitat areas, beach and shoreline areas, woodlands, urban forest, and agricultural lands. These policies and objectives also protect water quality and air quality and provide support for water

conservation and energy use reduction. Corresponding Coastal Act policies are included in this element to demonstrate compliance with the Coastal Act.

With \$900,000 of General Fund dollars earmarked toward the effort, the City has initiated the development of a new zoning ordinance program that reflects the standards and direction in the General Plan. The City's first zoning ordinance is anticipated to be ready for decision-makers in late 2014. While the program does not include the portion of the ordinance that responds to the requirements of the Coastal Act, the Implementation Plan, it will include placeholders in acknowledgement of the need of a future LCP.

While the City is seeking a new regulatory framework that is reflective of the recently-adopted General Plan / Coastal Land Use Plan, development applications within the Coastal Zone are gearing-up. A series of projects on the City-owned Ellwood Mesa / Sperling Preserve are underway. Examples include the California Coastal Trail/Juan Bautista De Anza Trail Project, Ellwood Beach Access Point Improvement Project, Monarch Butterfly Habitat Management Project, Wildfire Prevention Project, and Wetland Enhancement Project on "Lot 69".

Oil and gas-related development projects are also ongoing in the City of Goleta. The aging Venoco Onshore Oil and Gas Processing Facility (EOF) requires ongoing maintenance and safety upgrades. The aging offshore Platform Holly connects to the EOF and also requires upgrades and maintenance either at the EOF or along the pipelines between the platform and the EOF. The onshore oil and gas transport pipelines require replacement and decommissioning. The Lease 421 piers, located within the City's jurisdiction, are also proposed to be recommissioned. Other projects within the Coastal Zone are also in progress or planned. Examples include the Bacara Resort and Spa expansion, Sandpiper Golf Course Improvements, and Old Town road improvements. All of these actions currently require City and Coastal Commission permits.

With the release of the LCP Planning Grant announcement, the City of Goleta is in a unique position to complete the LCP while we are also preparing the City's first zoning ordinance. Given the circumstance of likely new projects in the Coastal Zone, the successful completion of an LCP would benefit both the City and the State as the City takes more responsibility for permit issuance within the Coastal Zone.

1.B Project Details

1.B(i) Public Benefit/Significance

The development of an LCP also has a variety of significant benefits for the residents of Goleta. While decision making authority is critical to our vision as a city, it is also important that the LCP and Coastal Zoning Ordinance will incorporate, build upon, and implement policies originally identified in our combined General Plan/Coastal Land Use Plan that directly benefit the public. These policies include support for the development of the California Coastal Trail, protection of shoreline recreational opportunities, environmentally sensitive intertidal and near-shore water habitats, agricultural land, commercial fisheries, archaeological sites, coastal landscape and seascape scenic beauty, and persons and property from coastal hazards. The General Plan/Coastal Land Use Plan also includes a provision for, in an environmentally sounds manner, coastal-dependent industrial uses. Through the LCP the City can strengthen these policies and create a more coherent plan for how to address the benefits embedded in these

policies that are so important to our residents. Furthermore, by addressing issues of climate change and sea-level rise, the City will take a much needed proactive approach to planning and adapting to the changing circumstances the City faces as a coastal community.

We recognize that our coastal area is a significant part of what makes Goleta a desirable place to live and do business. Many of our citizens have a deep and long standing relationship with the coastal environment and the ocean. Development of the LCP will be a result of multiple public workshops, stakeholder meetings, Planning Commission hearings and City Council hearings.

The City is currently undergoing an outreach effort with the creation of the City's Climate Action Plan. This effort has considered the delicate balance of future development with the progression of climate change, while also educating the general public on sustainable development. Having the public engaged throughout this process has greatly assisted the evolution of the Climate Action Plan into an accessible and understandable scientific document that considers the quantitative and qualitative effects of development on the environment, and vice versa. When completed, the Climate Action Plan will not only serve as an implementation tool for City of Goleta Planning Staff, but will also provide continuing education to the City of Goleta's general public.

The City will make similar efforts to engage the entire Goleta community in the process of developing the LCP. Outreach efforts for public workshops will include mailed and emailed notifications to residents as well as announcements in local newsletters, on public access television, on radio, at public meetings, and on the City's website. Public comments will be received, reviewed and considered at Planning Commission hearings. Joint meetings with the City Council will take place to receive public comments and consider the draft LCP prior to environmental review and prior to final adoption.

In-progress drafts will also be available for review at City Hall and other locations (such as the local public library) to allow citizens without television or internet access to review and comment on the evolving LCP. In addition, all received public comments (emails, letters, phone calls, etc.) will be logged and organized in a Public Outreach Coordination Folder, which will also be available for review and comment at City Hall.

These extensive citizen participation efforts are examples and tactics that ensure that the end product has addressed all community concerns and maximized public benefits of the coast while also accomplishing the intent of the product itself.

1.B(ii) Relative Need for LCP Update/Extent of Update

For the past 12 years, the City has not had its own LCP but relied on incorporated Coastal Act policies within our General Plan/Coastal Land Use Plan to guide development with the overview and approval of the California Coastal Commission. The Coastal Act requires the City to create and implement an LCP. It is critical that we complete the mandate of our citizens to shape and control our future by developing our LCP and assume decision-making authority for coastal development permits within our coastal zone.

While public participation will provide a means to identify desired public benefits, the LCP will also benefit from data and public input gathered during development of the City's Climate Action Plan, the City's participation on the Goleta Slough Management Committee Sea Level Rise Study and Santa Barbara County Association of Government's Sustainable Communities Strategy, and the City's participation in the multi-jurisdictional Santa Barbara Area Coastal Ecosystem Vulnerability Assessment. These separate but concurrent efforts are inextricably linked with the City's future LCP. Should the City of Goleta receive the funding to create and implement our LCP, the timing would be impeccable as it would build upon these dialogues and simultaneous efforts with the outcome of the City's first LCP.

1.B(iii) Addressing the Effects of Climate Change

The City recognizes that sea level change has the potential to affect low-lying natural and urban resources in Goleta. Steep coastal bluffs along Ellwood Mesa Open Space, Sandpiper Golf Course, the Bacara Resort, and beach access to Ellwood and Haskell's beaches are all vulnerable to sea level change. Additionally, two inactive oil piers are present within the City on Ellwood/Haskell's Beach and are vulnerable to sea level rise. Two tidal estuaries occur at the confluence of Bell and Tecolote Creeks and are vulnerable to sea level change. These ecosystems provide habitat for special-status species, a stop-over for migratory birds, and many more important ecosystem functions.

The City is currently working on completion of a Climate Action Plan, consistent with the City's General Plan/Coastal Land Use Plan Conservation Element and related Implementation Actions. The City has identified the sources and amount of greenhouse gas emissions, predicted what our emissions will be in the future, and identified possible measures that will help us reduce our emissions in the future. The City expects to release the Public Draft Climate Action Plan in early 2014. The Climate Action Plan coincides well with the timeframe for the development of the LCP. The two documents can work in tandem to ensure that activities both in the City at-large and within the Coastal Zone will minimize greenhouse gas emissions and address climate change as best possible.

The City has actively been involved with multiple regional studies to identify the scope and severity of climate impacts on the region's urban and natural systems. For example, Goleta participates on the Goleta Slough Management Committee and the related Goleta Slough Sea Level Rise Study. This is a local effort to attain the best possible knowledge at the local level of what impacts should be expected in the future due to rising sea levels.

Goleta is also a participant in the multi-jurisdictional Santa Barbara Area Coastal Ecosystem Vulnerability Assessment (CEVA), intended to study and document sea level change and related coastal ecosystem adaptations on the South Coast of Santa Barbara County. This regional project will provide Goleta with valuable insight into how best to manage and regulate areas in the coastal zone in order to protect sensitive flora and fauna.

In consideration of the City's location in the urban-wildland interface, and in consideration of the high fire hazard that is present and will continue to increase as climate change is realized, the City recently adopted a Community Wildfire Prevention Plan. This plan was prepared in conjunction with and at the approval of the Santa Barbara County Fire Department and the California Department of Forestry and Fire Protection. This document serves as the City's roadmap for identifying and prioritizing areas for hazardous fuel reduction treatments with

recommended measures intended to reduce the ignitability of structures and mitigate fuel hazards. The LCP Project is an opportunity to integrate fire planning into the LCP regulatory framework.

The City seeks to incorporate the information and knowledge gained through these studies into the LCP developed through this LCP grant. We believe our participation in all these efforts is timely and puts us in an advantageous position to incorporate what we learn into our LCP Program. City-specific data developed for these efforts will be invaluable and will improve our capacity to adapt to climate change. We will certainly utilize this data to inform our citizens, develop the LCP, and update the LCP in the future.

1.B(iv) Likelihood of Success/Effectiveness

The City has always considered its coastline as essential to the community's overall attractiveness and quality of life. There is no better example of this commitment than the City's successful effort to purchase and preserve Ellwood Mesa in perpetuity. Ellwood Mesa was purchased by the City in 2004 as part of a complex land exchange to move development rights from the mesa, inland to a City-owned park. This effort resulted in the preservation of the coastal zone environment while also preserving lateral and vertical access to public recreational opportunities in the coastal zone.

By including the Coastal Land Use Plan within the City's General Plan, the City made clear that it intended to complete an LCP to be certified by the Coastal Commission in the future. The expectation is that the LCP will include the Coastal Land Use Plan policies as expressed in the Goleta General Plan. However, these policies were adopted in 2006 and may need to be updated to reflect the goals and requirements of the 2013 Coastal Act.

Currently, the Goleta City Council has shown strong support for the development of the LCP by voting unanimously to move forward with this LCP Application. Please see the enclosed City Council Resolution No. 13-44 authorizing the submittal of this application for grant funds. By passing this Resolution, the City recognizes that the LCP Project will require focused staff attention, technical expertise and extensive community outreach to complete the project. The Resolution documents the City's commitment to undertaking the LCP Project and realizing their citizens' goal of shaping their own future and destiny.

The City has also initiated a citywide Zoning Ordinance (Regulations) Project. The focus of the Zoning Ordinance Project is to create the City's first regulatory framework and will replace the outdated ordinances that were adopted from the County at the time of City incorporation. The Zoning Ordinance Project will effectuate the General Plan and is a long-awaited and needed set of regulations. The Project is not intended to fulfill the requirements of the Regulatory Plan under the Coastal Act. One purpose of this grant request is to complete the City's zoning needs with Coastal Zone-specific regulations concurrent with the citywide regulations.

Coordinating the development of the City's first Coastal Zone regulations with the citywide regulations is an effective approach to the successful completion of both projects as it most wisely utilizes the public's time, most effectively utilizes Coastal Commission and City staff time, and will best position the City to have streamlined and consistent regulations

It should be underscored that the City of Goleta has the capacity and the willingness to assume local coastal development permit processing. The City of Goleta and the California Coastal Commission have worked effectively and efficiently on reaching resolutions regarding development projects over the past 12 years. The City of Goleta would work extensively with the California Coastal Commission throughout the LCP creation process to ensure that specific policy questions are successfully addressed.

Based on past actions by the City, the value the Goleta community places on its coastal resources, and the timing of this grant process, the likelihood for success of the City of Goleta LCP Project is very high.

1.B(v) Workload and Permit Streamlining

The City of Goleta includes 964 acres of land within the Coastal Zone, of which, 239 acres are preserved as open space. The City of Goleta processes approximately one to two Coastal Development Permits per year, requiring multiple waiver requests and coordination with the South Central Coast Division and North Coast Division (for oil and gas projects) of the California Coastal Commission for project review and approval. While regular collaboration with the California Coastal Commission ensures policy-consistent and environmentally sound development projects, having an adopted LCP would ensure timely processing and improved efficiency with project approval and permit issuances, while supporting and promoting the California Coastal Act.

1.B(vi) Project Integration/Leverage/Matching Funds

Supported by Coastal Commission grant funding, the City's LCP Project is envisioned to occur concurrent with the previously described and fully funded citywide Zoning Ordinance Project, Climate Action Plan, Sea Level Rise studies, and Community Wildfire Prevention Plan Implementation Program. This is a rare, if not one-of-a-kind opportunity to develop the City's first LCP informed by science-based and site-specific climate, sea level rise, and fire hazard data sets. The City has earmarked \$900,000 of General Fund monies to prepare the citywide Zoning Ordinance Project, demonstrating commitment to a robust public input process and commitment to a high quality ordinance package. With the requested Coastal Commission grant funds, the City can leverage and build upon the City-allocated funds for the citywide Zoning Ordinance Project and prepare the City's first LCP application for Coastal Commission's review.

SECTION 2. WORK PROGRAM AND SCHEDULE

SCHEDULE

Proposed starting date: April 30, 2014

Estimated completion: April 30, 2016

WORK PROGRAM

	Complete Date:
Task 1. LCP Work Plan and Outline	
<u>Objective/Organization</u>	
1.1 Develop Work Plan detailing the structure and organization of the LCP Land Use Plan and Implementation Plan	August 1, 2014
1.2 LCP Annotated Outline addressing both the LCP Land Use Plan and Implementation Plan	September 1, 2014
1.3 Issue and Resource Analysis Report	December 1, 2014
1.3 Coastal Commission consultation to occur throughout this task with necessary revisions and updates to the Work Plan and Outline.	February 1, 2015
1.4 Stakeholder Meetings to receive input and feedback on the Work Plan and Outline	February 1, 2015
Outcome/Deliverables: Work Plan, Annotated Outline, and Issues and Resource Analysis Report available to public	Projected date: February 1, 2015
Task 2. LCP Land Use Plan / Environmental Review	
2.1 Evaluate Policies in City's adopted Coastal Land Use Plan for Coastal Act consistency	February 1, 2015
2.2 Policy amendments will be identified	March 1, 2015
2.3 Coastal Commission consultation	April 1, 2015
2.4 Conduct CEQA environmental review	April 1, 2015
Outcome/Deliverables: Draft LCP Land Use Plan Amendments and CEQA document	April 1, 2015
Task 3. LCP Implementation Plan/ Environmental Review	
3.1 Prepare Draft LCP Implementation Plan as part of Zoning Ordinance	July 1, 2015
3.2 Coastal Commission consultation	October 1, 2015
3.3 Conduct CEQA environmental review	October 1, 2015
Outcome/Deliverables: Draft LCP Implementation Plan	October 1, 2015
Task 4. Public Review Process	
4.1 Public workshops and hearings	December 1, 2015
4.2 Update LCP Land Use Plan as needed	January 1, 2016
4.3 Update LCP Implementation Plan as needed	January 1, 2016
4.4 Finalize CEQA documents	February 1, 2016
Task 5. Final Plan and Certification	
5.1 Public hearing - Planning Commission	February 1, 2016
5.2 Public hearing - City Council	March 1, 2016
5.3 Coastal Commission submission	April 1, 2016
5.4 Coastal Commission hearings	April 30, 2016
Outcome/Deliverables: Certified LCP	April 30, 2016

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
Start Date	April 30, 2014
LCP Work Plan	August 1, 2014
Draft Land Use Plan	April 1, 2015
Draft Implementation Plan	October 1, 2015
Planning Commission Hearing	February 1, 2016
City Council Hearing	March 1, 2016
California Coastal Commission LCP Submittal	April 1, 2016

SECTION 3. BUDGET

APPLICATION BUDGET INFORMATION

Funding Request: \$300,000

Total Project Cost: \$481,771

PROJECT FUNDING SOURCES

Task Number	Task	Total Cost	Allocation of total cost among all funding sources			
			Applicant's funding	LCP Grant Funding	Other Funds (define below)	Other funds (define below)
1	Work Plan & Outline	58,000	18,000	40,000		
2	LCP Land Use Plan	45,000	25,000	20,000		
3	LCP Implementation Plan	200,000	50,000	150,000		
4	Public Review Process	90,000	30,000	60,000		
5	Final Plan and Certification	88,771	58,771	30,000		
TOTAL		\$481,771	\$181,771	\$300,000	N/A	N/A

N/A = Not Applicable

OTHER FUNDING SOURCES (NOT INCLUDING IN-KIND SERVICES)

\$ Amount	Source of funds	Status (Committed, Applied, etc)
N/A	N/A	N/A

In-kind Services: \$181,771

SECTION 4. CITY OF GOLETA RESOLUTION NO. 13-44

(See attached executed City Council Resolution No. 13-44)

RESOLUTION NO. 13-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA APPROVING SUBMITTAL OF AN APPLICATION FOR GRANT FUNDS FROM THE CALIFORNIA COASTAL COMMISSION LOCAL COASTAL PROGRAM PLANNING GRANT PROGRAM

WHEREAS, the Budget Act of 2013 provides an appropriation of \$1 million for Coastal Commission grants in FY 13-14 to local governments to support Local Coastal Program (LCP) planning, and

WHEREAS, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

WHEREAS, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change, and

WHEREAS, grant proposals submitted under this grant program must complete land use plan and/or zoning work to either achieve submittal for certification of a Local Coastal Program (LCP) or an Area of Deferred Certification (ADC) or of an LCP Amendment to significantly update a certified LCP or LCP segments, including effects of climate change and sea-level rise; and

WHEREAS, the City of Goleta, does not yet have a certified LCP; and

WHEREAS, the City of Goleta, desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an LCP and desires to assume permit issuing authority, and

WHEREAS, the City of Goleta supports a planning effort intended to complete a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. GRANT APPLICATION PACKAGE SUBMITTAL

The Advance Planning Division staff of the Planning and Environmental Review Department of the City of Goleta is hereby authorized to submit the grant application package to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in an amount not to exceed \$650,000 to fund the project more particularly described in the grant application package.


SECTION 2. GRANT ADMINISTRATION

The City Manager, of the City of Goleta, is hereby authorized to execute, in the name of the City of Goleta, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package and any project approved through approval of the grant application.

SECTION 3. CERTIFICATION

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this 5th day of November, 2013.




ROGER S. ACEVES, MAYOR

ATTEST:

APPROVED AS TO FORM:



DEBORAH S. LOPEZ
CITY CLERK



TIM W. GILES
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 13-44 was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 5th day of November, 2013 by the following vote of the Council:

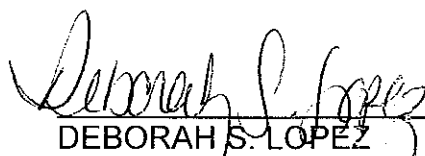
AYES: MAYOR ACEVES, MAYOR PRO TEMPORE BENNETT,
 COUNCILMEMBERS EASTON, FARR AND PEROTTE.

NOES: NONE

ABSENT: NONE

ABSTENTIONS: NONE

(SEAL)

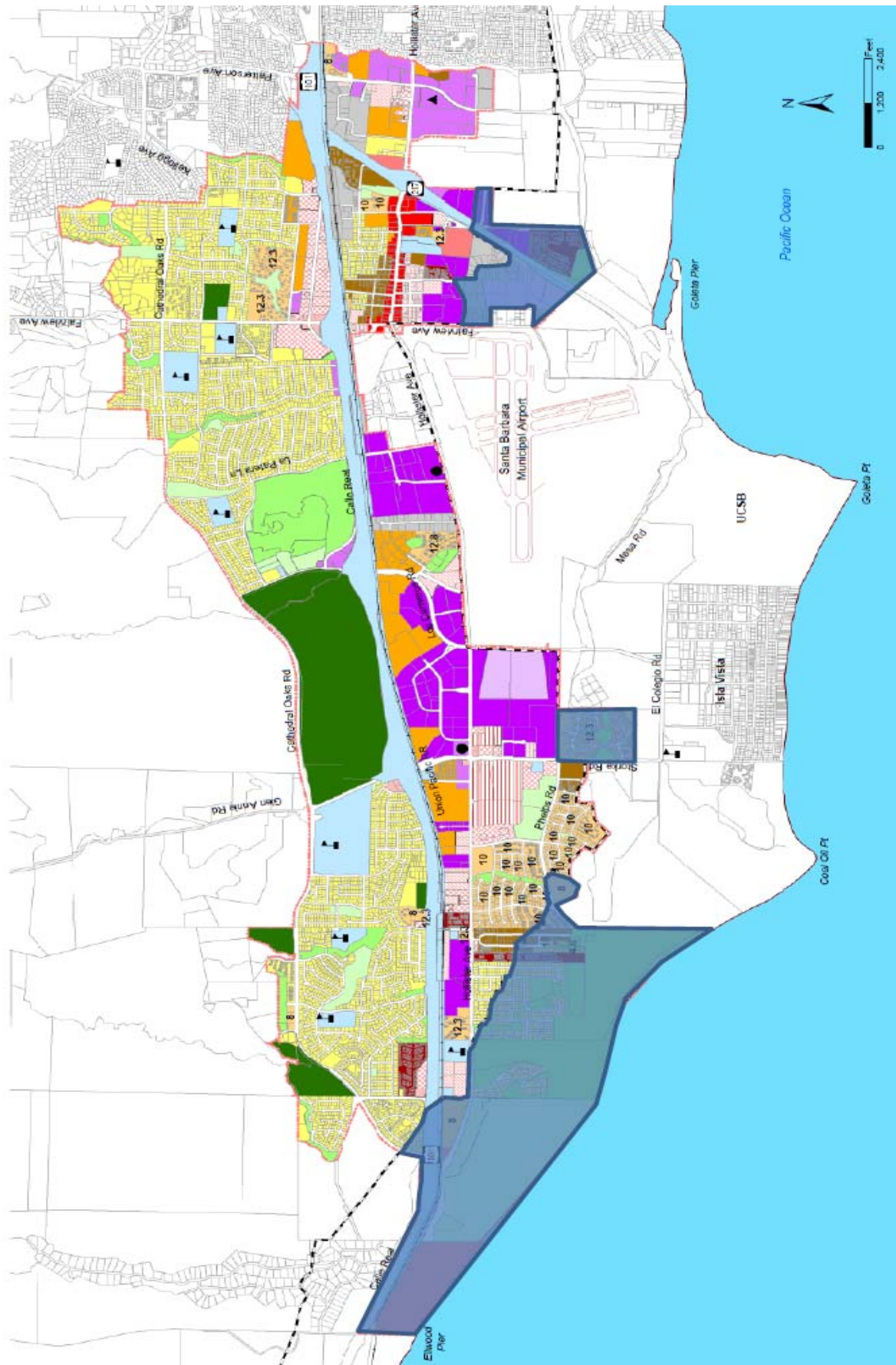


DEBORAH S. LOPEZ
CITY CLERK

SECTION 5. CITY OF GOLETA MAP AND PHOTOS

(See attached map and photos)

**CITY OF GOLETA MAP
WITH COASTAL ZONE IN BLUE**





Vernal Pool at Ellwood Mesa

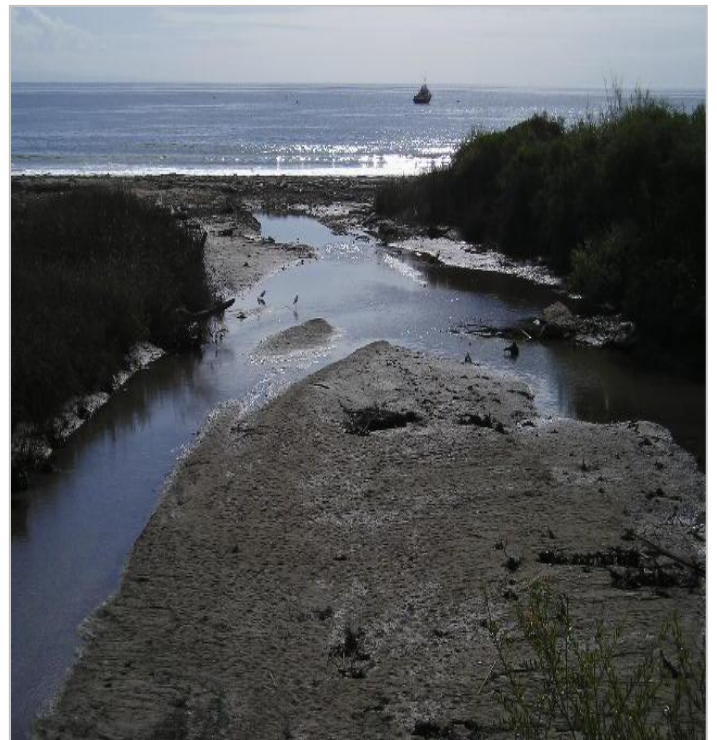
City of Goleta - General Plan – Conservation Element



**Coastal Bluff
Scrub Habitat
along Ellwood
Mesa**

City of Goleta

*General Plan -
Conservation
Element*



Tecolote Creek Lagoon

City of Goleta - General Plan – Conservation Element



Native Grassland on Ellwood Mesa

City of Goleta - General Plan – Conservation Element



Marine Habitat as Haskell's Beach

City of Goleta - General Plan – Conservation Element



Existing Vertical Accessway to Haskell's Beach

City of Goleta - General Plan – Open Space Element



Public Open Space at Storke Ranch

City of Goleta - General Plan – Housing Element



Coastal Recreation Parcels at Sandpiper Golf Course

City of Goleta - General Plan – Land Use Element



Piers Associated with Oil Production along the Shoreline Adjacent to the Sandpiper Golf Course

City of Goleta - General Plan – Safety Element



Venoco Ellwood Onshore Oil and Gas Processing Facility

City of Goleta - General Plan – Safety Element



Bacara Resort Bluff Setback

City of Goleta - General Plan – Safety Element